

# N HORSESHOE BRIDGE ROAD

Westminister, SC 29693



REEDY LAND CO.

HORSESHOE HAVEN IN WESTMINISTER • FOR SALE



## PROPERTY HIGHLIGHTS

- Oconee County Tax Map # 260-00-04-018
- Road Frontage:  $\pm$ 2,025 Linear Feet on N Horseshoe Bridge Road
- Heavily Wooded in Mature Hardwoods & Pines featuring Creek Access
- Best Use:  
Homestead, Recreational Hunting/Horseback Riding
- Zoned For:  
Westminster Elementary School  
West Oak Middle School  
West Oak High School
- Utilities – Power & Water Capability
- \*Acreage and Utility to be verified by Buyer or Buyer's Agent

## OFFERING SUMMARY

**Sale Price:** **\$885,000**

**Lot Size:**  **$\pm$ 135.94 Acres**



**TRIPP TAYLOR**

336.260.5523

ttaylor@reedypg.com

**REEDY PROPERTY GROUP**

P.O. Box 17009

Greenville, SC 29606

864.610.5869

reedypropertygroup.com



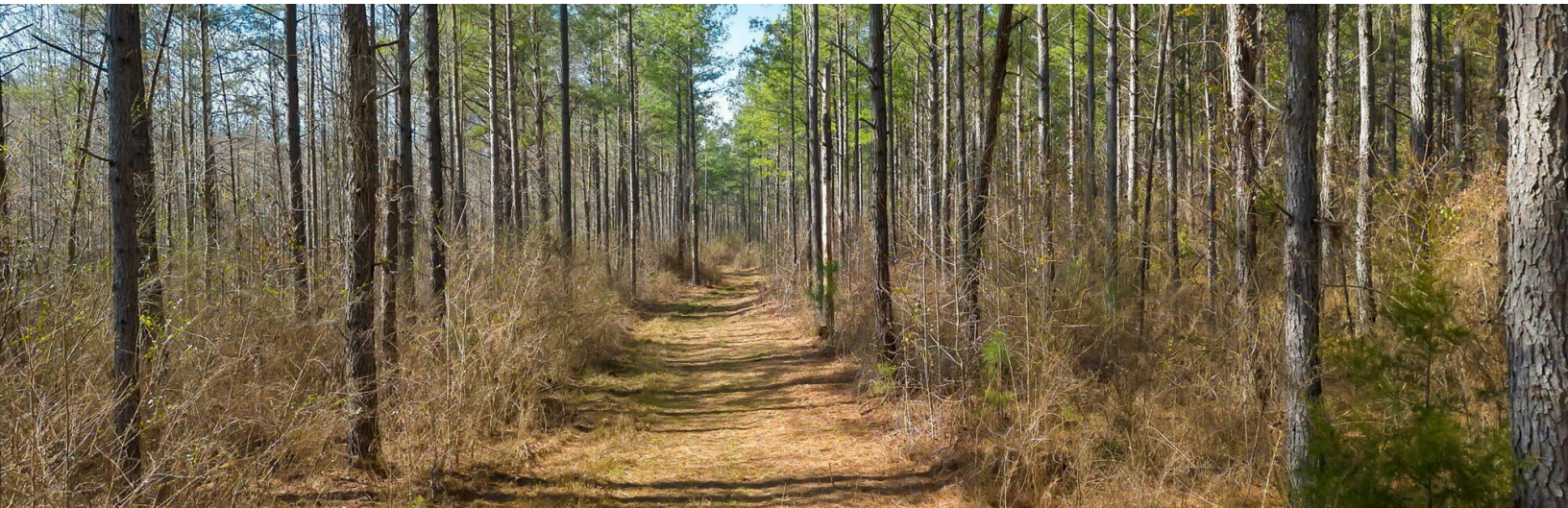
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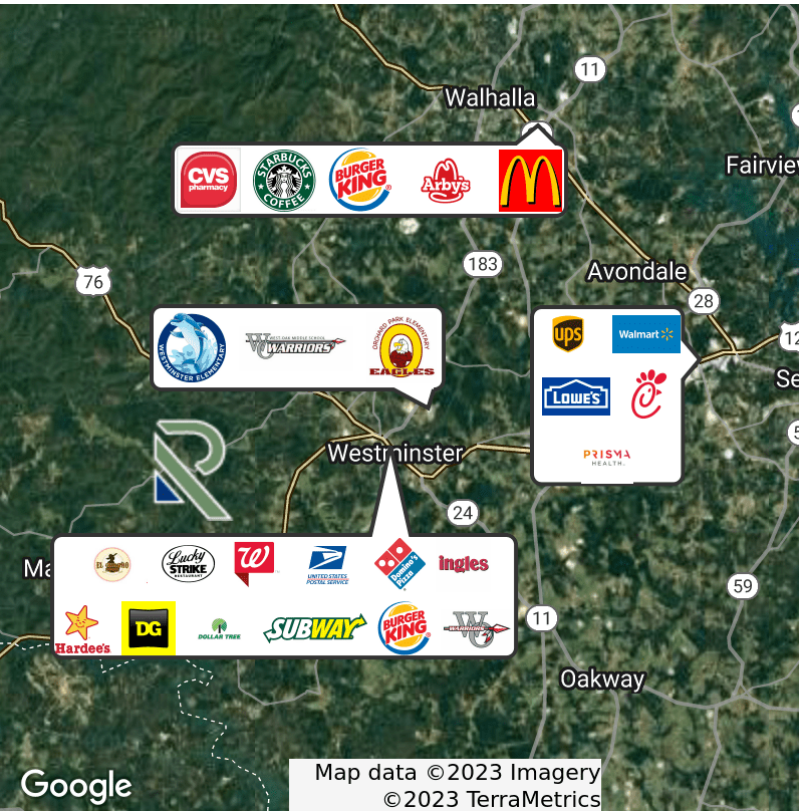
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## PROPERTY DESCRIPTION

This pristine tract offers a wooded haven including  $\pm 105$  acres of Upland Managed Pines, roughly  $\pm 25$  acres of Mixed Hardwoods, approximately  $\pm 5$  acres of Trails and Open Space. This versatile property could serve as homestead, convenient recreational hunting tract or a beautiful site for a log cabin getaway location. There are several sites that would be great for building your dream home or a rustic cabin. It has multiple well-defined trails that could be used for horseback riding or ATV recreation. The Horseshoe Haven offers a rural escape that is also within  $\pm 20$  minutes of Seneca, SC and Toccoa, GA. This property is ideal for any outdoor lover and is within  $\pm 3$  miles of the Tugaloo River.

## LOCATION DESCRIPTION

- $\pm 20$  Minutes to Seneca
- $\pm 35$  Minutes to Clemson
- $\pm 15$  Minutes to Toccoa, GA
- $\pm 70$  Minutes from Greenville

DEMOGRAPHICS	3 MILES	6 MILES	10 MILES
Total Households	885	4,854	18,038
Total Population	1,689	8,901	35,467
Average HH Income	\$40,266	\$44,648	\$47,081

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